



## Richard Conlin Seattle City Councilmember

October 4, 2004

Dear Northgate Stakeholders,

I understand that members of the Northgate Stakeholders group have expressed concern over the proposed revision to the NACP policy on single-family zoning. I want to let you know that the UDP Committee action on this issue was to forward it for public comment, and was not final action, which will not take place until December. I also want to let you know, that, having heard your concerns, I will propose restoration of the NACP language, as recommended by the majority of the Stakeholder group.

One reason that the Council sought further comment on this policy is that the minutes of the original Stakeholder discussion had some ambiguity. While the minutes indicate that a majority of the Stakeholder group voted against the proposed change, they also indicated that the Subcommittee had not made a recommendation. That left some question in my mind as to the intensity of the Stakeholder's concerns.

Finally, I want to explain the Committee's rationale for proposing a change. The revised language has been used in other neighborhood plans, whereas the NACP language is uniquely stringent. Committee members believe that the revised language would still strongly protect single-family zoning, while allowing the Council to consider rezones in cases that might be anomalous.

As you know, this was triggered by the rejection of the Howland Homes rezone last year. I, and some other Councilmembers, believed that considering that rezone was precluded by the NACP language, and that the neighborhood plan language is determinative in such cases.

However, I, and some other Councilmembers, also believe that the Howland Homes proposal was worthy of a fuller discussion of its merits, and the suggested language would have allowed that discussion. Without prejudging the outcome of the discussion, I think it would be a reasonable approach to proposals such as Howland Homes, where there may be at least some argument that it may not truly erode single-family areas.

For those reasons, I would encourage continued discussion in the community about this issue, and considering it again next year. However, having now heard that there is concern about it in the context of the inclusion of the NACP policies into the Comprehensive Plan this year, I will, as I noted, recommend restoration of the original language endorsed by a majority of the stakeholders for the 2004 Comp Plan amendment process. This language I will recommend be restored is as stated, "*Maintain the character and integrity of the existing single-family zones areas by maintaining current single-family zoning.*"

Sincerely,

Councilmember Richard Conlin